

THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:  
Ref. No. LR/T 63956



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 10 Jan, 2024

MARANATHA PHARMACY LIMITED a limited liability company Incorporated under the  
Companies Act 2002, Cap 212  
P.O Box 19828, 0764 602 228  
MBEYA  
Sir/Gentlemen/Madam,

RE: TITLE NO: 63956 LAND OFFICE NO: 1375416  
PLOT NO. 1157 BLOCK 3 AT AIRPORT

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above  
please.

  
REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LD File No: 38347 refers

Date of Issue:

Title Number: 63956-MBYLR

Land Office Number: 1375416

Land: Plot No. 1157 Block "3" Old Airport Area, Mbeya City.

Term: Ninety Nine Years.

TITLE No: 63956-MBYLR  
REGISTERED ON: 9-1-2024  
AT: 11:00A M  
Senior Asst. Registrar of Titles



Land Form No. 22  
TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 95,349/- Paid  
Receipt No: 92335622228853  
of: 22-12-2023  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 100/- Paid  
On Original Receipt Shs: 92335622228853  
of: 22-12-2023  
Stamp Duty Officer

Title No: 63956-MBYLR  
L.O.No. 1375416  
LD. No. MBRL/38347

The 27<sup>th</sup> day of December Two thousand and **Twenty Three**

THIS IS TO CERTIFY that **MARANATHA PHARMACY LIMITED** a limited liability company Incorporated under the Companies Act 2002, Cap 212 of P.O Box 19828 Dar es salaam MOB; +255764602228 (hereinafter called "the Occupiers") are entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land for a term of **Ninety Nine** years from the first day of **October** Two Thousand and **Twenty Three** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefore amendment thereof and to the following special conditions:-

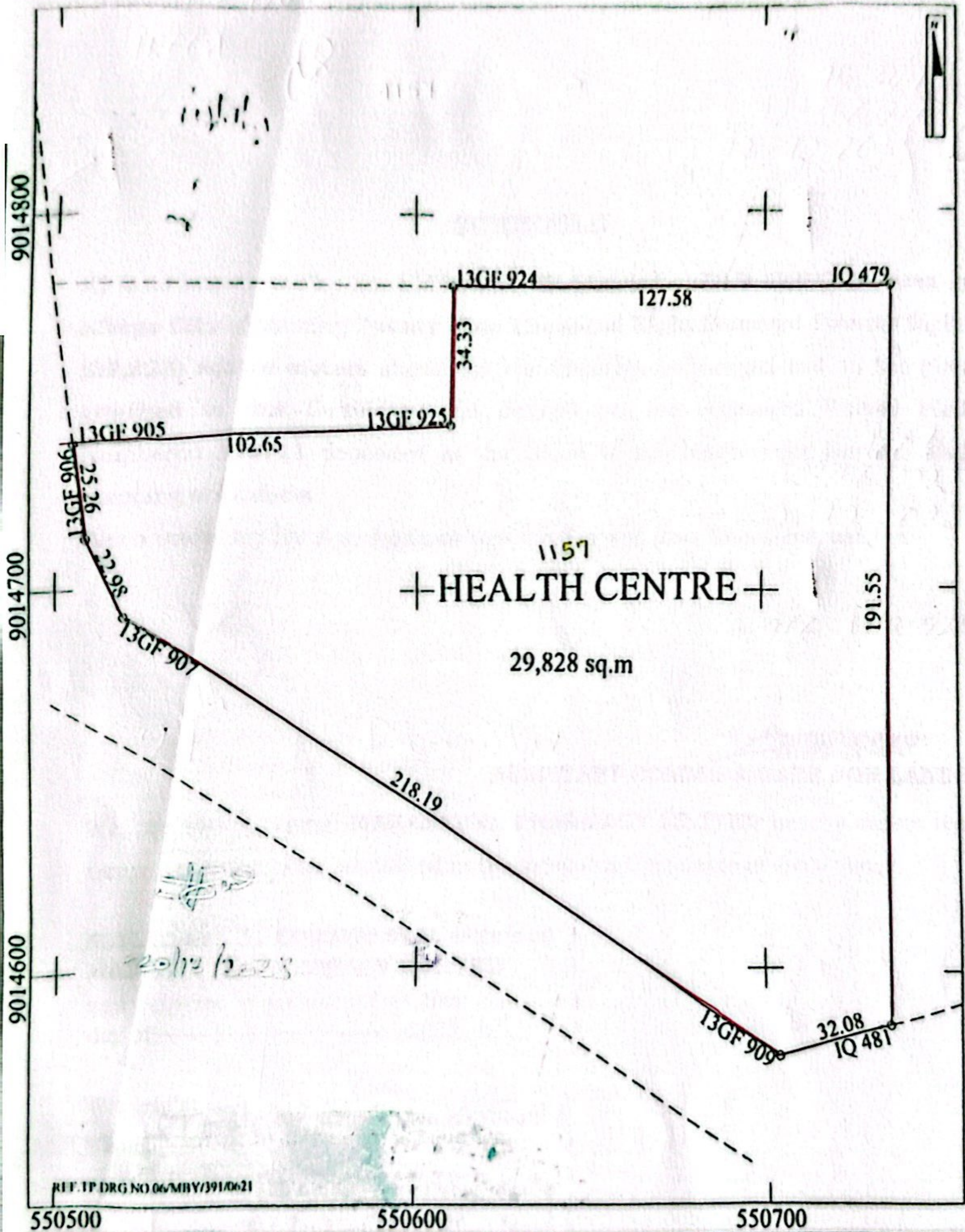
1. The Occupiers having paid rent up to the thirtieth day of June **2023** shall thereafter pay rent of shillings **Nine Hundred Fifty Four Thousand Four Hundred Ninety Six (954,496/=) Only** a year in advance on the first day of July In every year of the term without any deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall:-
  - (i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping



- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for the environment and to achieve such objective.
- (iii) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **Mbeya City Council** (hereinafter called "the Authority").
- (iv) At all times during the term of the Right have on the land buildings, as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner.
- (v) Plant Not Less than five trees.

**3 USER:** Only one main building Together with the usual and necessary outbuildings shall be maintained on the land, and the same shall be used for **Public Building Purposes** only. Use Group '**H**' use classes (as defined in Urban Planning (Use Classes) Regulations, **2018**).

4. The Occupier shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.
5. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause or in public interest.



TEMP No <b>E14465U</b> M.P. No <b>MB/8-9/126 VOL. I</b> STD SHEET No <b>MB/8-9</b> AUTHORITY PLAN No <b>E14465/819</b>	SCALE: 1:1000 AMENITIES MAIN BY <b>20/12/2023</b> <b>Rehema Maduka (Plot 100)</b> PINKHENTAT CLERK'S SIGNATURE _____ _____ _____	Plan drawn by: Elizabeth Mchery I hereby certify that the survey represented by this plan was carried out in accordance with the survey regulations. _____ HENNY MIPAZI MBEYA CITY LAND SURVEYOR DATE: <b>12/12/2022</b> Registered Plan No <b>188711</b>
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**SCHEDULE**

All land known as Plot No. **1157** Block 'S' Situated at **OLD AIRPORT** Area in **Mbeya City** containing **Twenty Nine Thousand Eight Hundred Twenty Eight (29,828) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **188711** deposited at the Office of the Director for Surveys and mapping at Dodoma.

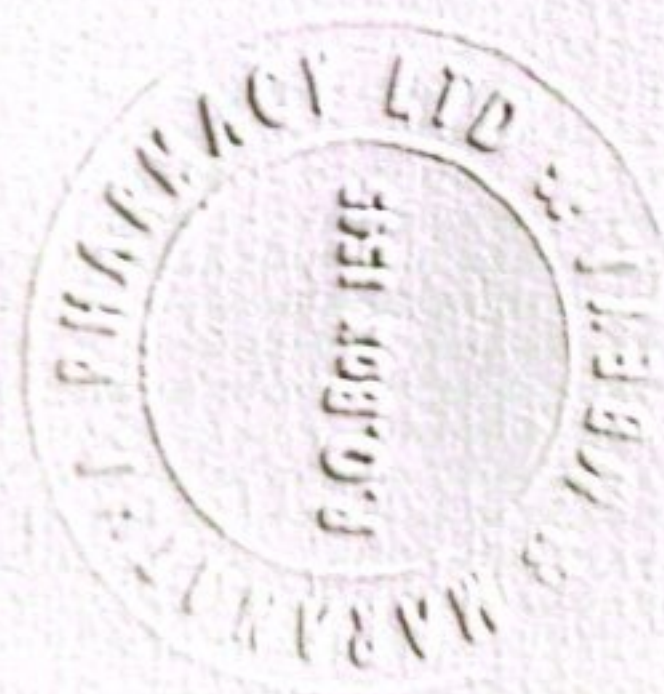
Given under my hand and official seal the day and year first above written.



**ASSISTANT COMMISSIONER FOR LANDS**

We, the within named **MARANATHA PHARMACY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED** with the **COMMON SEAL** of the said )  
**MARANATHA PHARMACY LIMITED** )  
and Delivered in presence of us, this )  
day of -----2023. )



**Witness's:**  
Name: STEPHEN LANGENI )  
Signature: [Signature] )  
Postal Address: 1545, MBEYA )  
Qualification: DIRECTOR )

**Witness's:**  
Name: ADELAIDE S. LANGENI )  
Signature: [Signature] )  
Postal Address: 1545 MBEYA )  
Qualification: DIRECTOR )